

005.0

Map

0002

Block

0006.B

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 682,500 /

USE VALUE: 682,500 /

ASSESSed: 682,500 /

Total Card /

Total Parcel

682,500

682,500

682,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
146		HERBERT RD, ARLINGTON

OWNERSHIP

Owner 1:	INGOLS KYLE W/MARTHA A				
Owner 2:					
Owner 3:					
Street 1:	146 HERBERT RD #2				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02474	Type:			

PREVIOUS OWNER

Owner 1:	KLEIN MADELINE/TRUSTEE -		
Owner 2:	UNIT 2 HERBERT RD TRUST -		
Street 1:	146 HERBERT RD #2		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1925, having primarily Stucco Exterior and 2440 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7105																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	679,200	3,300		682,500
Total Card	0.000	679,200	3,300		682,500
Total Parcel	0.000	679,200	3,300		682,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:	279.71	/Parcel:	279.7

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	668,600	3300	.		671,900	671,900	Year End Roll	12/18/2019
2019	102	FV	583,800	3300	.		587,100	587,100	Year End Roll	1/3/2019
2018	102	FV	515,200	3300	.		518,500	518,500	Year End Roll	12/20/2017
2017	102	FV	468,800	3300	.		472,100	472,100	Year End Roll	1/3/2017
2016	102	FV	468,800	3300	.		472,100	472,100	Year End Roll	1/4/2016
2015	102	FV	432,500	3300	.		435,800	435,800	Year End Roll	12/11/2014
2014	102	FV	412,300	3300	.		415,600	415,600	Year End Roll	12/16/2013
2013	102	FV	412,300	3300	.		415,600	415,600	Year End Roll	12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KLEIN MADELINE/	54079-568		12/30/2009		394,000	No	No		
KLEIN MADELINE	50069-49		9/7/2007	Family	1	No	No		
KALENDERIAN GER	25522-593		7/28/1995		187,000	No	No	Y	

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KLEIN MADELINE/	54079-568		12/30/2009		394,000	No	No		
KLEIN MADELINE	50069-49		9/7/2007	Family	1	No	No		
KALENDERIAN GER	25522-593		7/28/1995		187,000	No	No	Y	

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
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KALENDERIAN GER	25522-593		7/28/1995		187,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/3/2017	1296	Add Att	138,000	C				
10/2/2017	1281	Heat App	7,500	C				
9/7/2017	1157	Dormers	36,220	C				
4/17/2015	352	New Wind	10,500					Replace 22 windows
5/10/2013	668	Solar Pa	11,900	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/16/2018	Permit Visit	DGM	D Mann
10/16/2018	Left Notice	DGM	D Mann
5/11/2018	Measured	DGM	D Mann
5/27/2015	Permit Insp	PC	PHIL C
6/18/2013	Info Fm Prmt	EMK	Ellen K
5/6/2000		197	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

DISCLAIMER

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

aporo

2021

Type:	99 - Condo Conv		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:	3F - 3RD FL		

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

	CONDO CONVERSION 1995,Building Number 1; SFL & ATTIC.
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GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1925	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES

Kits: 1	Rating:	Good
A Kits:	Rating:	
Frpl: 1	Rating:	Average
WSFlue:	Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	54.000000000
Name:	147 - 7105

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RM:	7	BR:	3	Baths:	1	HB					

REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	2
Totals			
1	7	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		10.8	%

CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.08032787
Const Adj.:	0.94322717
Adj \$ / SQ:	300.603
Other Features:	68000
Grade Factor:	1.00
NBHD Inf:	0.94999999
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	761399
Depreciation:	82231
Depreciated Total:	679168

COMPARABLE SALES

[illegible]

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

More: N	Total Yard Items:	3,300	Total Special Features:		Total:	3,300
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,440	300.600	733,47
Net Sketched Area:		2,440	Total:	733,47
Size Ad	2440	Gross Are	2440	FinArea
				244

SUB AREA DETAIL

[illegible]

IMAGE

AssessPro Patriot Properties, Inc

